

Horse Farm Court

**Single Family Homes, Townhomes
Priced From the \$200s**



NOW SELLING

Welcome to Horse Farm Court, a charming townhome community just minutes from downtown Bloomsburg. Discover the vibrant energy of downtown, where quaint boutiques, lively bars, and delightful local eateries create a warm and inviting atmosphere. Bloomsburg is also home to endless recreational opportunities, with its beloved Town Park serving as a hub for outdoor activities. Whether you enjoy baseball, soccer, bocce ball, tennis, basketball, or a scenic stroll along the fitness trail, there's something for everyone. Horse Farm Court is also just a short commute to Danville, Berwick, and Hazleton, with easy access to I-80 for convenient travel to major cities. Beyond its outdoor appeal, Town Park is a cultural gem. It hosts live theater, art exhibits, concerts, and an array of exciting festivals throughout the year, including the iconic Bloomsburg Fair, one of the nation's largest and longest-running traditions. Come experience the warmth, charm, and opportunities that make Bloomsburg a truly special place to call home.



3
Beds



2.5 - 3.5
Baths



2 - Car
Garage



1,612 - 2,158
Sq. Ft.

Sales Office Hours

By Appointment: Open Wednesday -
Saturday 10:00 am - 5:00 pm | Closed
Sundays, Mondays, and Tuesdays



Have Questions? Ask...
KELLY

(484) 772-2693 / bhmarketing@berkshomes.com



Horse Farm Court



Barberry

Available In 3 Communities

3 Beds 2.5 Baths
1,620 - 1,849 Sq. Ft.



Lily

Available In 2 Communities

3 Beds 2.5 Baths
1,612 - 2,158 Sq. Ft.



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Horse Farm Court



**13 Julian Drive, Unit 103
LOT 8**
Bloomsburg, PA 17815

Floorplan **Lily**
Community
Horse Farm Court

3 Beds 2 Baths 1 Half Bath
1,621 Sq Ft 2 Car Garage



**20 Julian Drive Unit 103
LOT 32**
Bloomsburg, PA 17815

Floorplan **Lily**
Community
Horse Farm Court

3 Beds 3 Baths 1 Half Bath
2,043 Sq Ft 2 Car Garage



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8 Julian Drive, Unit 101
Bloomsburg, PA 17815

Floorplan **Lily**
Community
Horse Farm Court

3 Beds 3 Baths 1 Half Bath
2,053 Sq Ft 2 Car Garage



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Horse Farm Court

INCLUDED FEATURES

Central Region
Innovation Series

KITCHEN FEATURES

- Merillat® Birch Cabinetry (Level 1) w/ Choice of Cabinet Color
- Decorative Cabinet Hardware (Level 1)
- Spacious Kitchen Designs
- Laminate Counters in Variety of Color Options
- Chrome Moen® Faucet with Stainless Steel Sink
- Moen® Garbage Disposal
- Black GE® Appliance Package (Level 1) including Electric Range w/ Ceramic Glass Top, Built-In Dishwasher and Microwave-Hood
- Water Line for Future Ice Maker
- Kitchen Ceiling Light w/ Recessed Light above Sink

BATH FEATURES

- Pedestal Sink in Powder Room
- Merillat® Birch Vanity Cabinet (Level 1) in Full Bathrooms for Extra Storage
- Decorative Cabinet Hardware (Level 1)
- Virginia Marble® Cultured Marble Vanity Top and Integrated Sink for Easy Cleaning
- Moen® Single Lever Chrome Faucets and Bath Accessories - Towel Ring, Toilet Paper Holders, Towel Bars and Shower Curtain Rods (Per Plans)
- Exhaust Fan/Light Combination in Full Baths and Exhaust Fan Only in Half Baths - Vented to Exterior
- Oasis® One-Piece Fiberglass Tubs/Showers for Easy Maintenance
- Vanity Mirrors in All Bathrooms

INTERIOR HIGHLIGHTS

- Decorative Interior Doors w/ Schlage® Stratus Interior Door Knobs/Hinges/Door Stops in Satin Nickel
- Window Sills w/ Apron Trim and Drywall Returns at Windows
- 8' Ceilings include 3 1/4" Colonial Baseboard Trim and 2 1/4" Colonial Casing
- Sherwin Williams® Princeton White Paint - Semi-Gloss Finish for Trim and Flat Finish for Ceilings and Walls
- Rubbermaid® Ventilated Shelving in Closets, Pantry and Laundry (Per Plans)
- Oak Handrails at Stairs in Finished Areas w/ Choice of Minwax® Stain Color
- Brushed Nickel Sea Gull Lighting® Interior Lighting Package with Chrome Vanity Lights
- Shaw® Vinyl Flooring (Level 1) in Foyer, Kitchen, Breakfast Area, Laundry and All Bathrooms
- Wall-to-Wall Shaw® Carpeting (Level 1) w/ 6 lb. Carpet Pad throughout rest of Home

BERKS HOMES ADVANTAGE

- Incentive Offered for Using Preferred Financial Resources
- Experienced Selection Gallery Consultants to Help Personalize Your New Home
- Ten Year Home Warranty
- Pre-Drywall Meeting
- Pre-Settlement Orientation Meeting
- 3-Month Quality Check Follow Up
- 11-Month Quality Check Follow Up

UTILITIES & CONVENIENCES

- Public Water and Sewer
- Central Air Conditioning
- Lennox® Energy Efficient Heat Pump w/ Centralized Air Return
- Seven Day Programmable Thermostat
- 50 Gallon Electric Water Heater
- 200 Amp Electric Service w/ 40 Circuit Panel
- Ground Fault Circuit Interrupter Protection (GFCI) in Kitchen and Baths
- Three Outlet Locations for Cable or Phone Jacks
- Ceiling Light in Family Room, Loft and All Bedrooms (Per Plans)
- Kidde® Smoke Detectors w/ Battery Backup on All Levels and in Each Bedroom
- Kidde® Carbon Monoxide Detector w/ Battery Backup on Bedroom Level
- Fire Suppression System
- Prewire for Future Garage Door Opener
- LED Lighting Package for Increased Energy Efficiency and Consumer Savings
- Whole House Surge Protector

EXTERIOR HIGHLIGHTS

- Stone Accents on Front Elevation (Per Plans)
- Decorative Shutters and Window Headers (Per Plans)
- Straight Lap Mastic® Vinyl Siding w/ Shake and Board & Batten Accents (Per Plans)
- Aluminum Gutters (Seamless), Downspouts and Fascia
- Schlage® Plymouth Knob w/ Deadbolt in at Front Door
- Tamko® Architectural Fiberglass Shingles
- Two Car Garage
- Concrete Walkway from Driveway to Front Door
- Two Frost Free Hose Bibs
- Two Weatherproof Exterior Electrical Outlets
- Professional Landscape Package featuring Graded and Seeded Yard and Front Mulch Bed w/ Shrubbery
- Sea Gull Lighting® Exterior Lighting Package including Exterior Post Light w/ Dusk to Dawn Timer
- Azek® Composite Deck w/ Vinyl Railing

OUTSTANDING CONSTRUCTION

- Poured Concrete Foundation w/ Steel Reinforcement as needed
- Pressure Treated Sill Plate
- Moisture Resistant 3/4" Tongue and Groove Subfloor
- Energy Efficient Kraft-Faced Wall Insulation w/ a Minimum R-21 Value (Per Plans)
- Conditioned Basements w/ R-11 Insulation on Foundation Walls (Per Plans)
- R-49 Ceiling/Attic Insulation
- House Wrap w/ Vapor Barrier Protection
- Air Seal Package
- Sealed Central Air Return Ductwork
- Vinyl Single-Hung, Double-Glazed, Argon Gas, Low "E" Windows w/ Grilles between Glass and Half Screen
- Therma-Tru® Smooth Fiberglass Front Door
- Therma-Tru® Steel Fire-Rated House-to-Garage Door
- Clopay® Insulated Garage Door
- Drywalled Walls and Ceiling in Garage
- Passive Radon System

**BERKS
HOMES**

since 1973

Specifications are offered subject to errors and omissions and the builder reserves the right to change said specifications w/out prior notice. Builder also reserves the right to substitute brands and materials of equal quality, if deemed necessary.

484.772.2693
berkshomes.com

All information is deemed to be accurate and is subject to change without notice. REV 01.13.26



FINANCIAL RESOURCE PARTNERS

enjoy a
\$2,500
BONUS

*when you buy a new Berks Home
and use a preferred financial partner
& Berks Settlement Services, LLC*

EXPLORE FINANCING

At Berks Homes, we are committed to making your home buying experience as smooth and convenient as possible. Finding the right financing can be a challenge, so we have partnered with trusted financial partners who specialize in assisting Berks Homes homebuyers. These professionals have in-depth knowledge of our process, timelines, and financing options to help you secure the best solution for your new home.



berkshomes.com/financial-resources

Lender credit availability varies by program. Terms subject to lender discretion. Borrowers should confirm eligibility with their lender. To qualify, buyers must secure a mortgage through a Berks Homes Financial Resource Partner and use Berks Settlement Services, LLC. Prices and offers subject to change without notice.



Andy Cardina
Regional Manager

✉ andy.cardina@guildmortgage.net
☎ 717.333.5626

Melissa Martin
Loan Partner

✉ melissa.martin@guildmortgage.net
☎ 717.669.1961

Robert Cardina
Loan Partner

✉ robert.cardina@guildmortgage.net
☎ 717.606.2982

Clint Baum
Loan Partner

✉ cbaum@guildmortgage.net
☎ 717.575.8971



Michael Bower
Vice President, Branch Manager, Loan Officer

✉ mbower@cmghomeloans.com
☎ 610.533.3151



Helene Hogan
Mortgage Originator

✉ hoganh@psecu.com
☎ 717.756.5019

Julian Light
Mortgage Originator

✉ lightj@psecu.com
☎ 717.919.5741



SELECTION GALLERY



Tour our expansive State College Selection Gallery!

Get acquainted with our wide array of choices to personalize your home.

2607 E College Ave, State College, PA 16801

BY APPOINTMENT ONLY

MONDAY-FRIDAY 9 AM - 4 PM (Prospective Buyers)

2ND SATURDAY 9 AM - 2 PM (Buyers)

I look forward to seeing you!



ALIYAH LABRIOLA
Selection Gallery Consultant

877-856-6267 x 13
selectiongallery@berkshomes.com

**BERKS
HOMES**

since 1973

GET A \$500 CREDIT!

Towards Settlement Costs*



Get a \$500 credit towards Settlement Costs from Berks Homes when you settle with Berks Settlement Services, LLC.

BERKS
settlement services LLC

Phone: 717.857.7772 | Fax: 717.618.3200
2 Lemoyne Dr, Suite 200, Lemoyne, PA 17043

*To qualify for this offer, you must use Berks Settlement Services, LLC and sign the contract addendum. If you do not settle with Berks Settlement Services, LLC, no credit will be provided. The credit is not transferable. Berks Settlement Services, LLC is a preferred partner of Berks Homes.





BERKS HOMES 10-YEAR WARRANTY



At Berks Homes, we are proud to offer our buyers the best protection for their new home. Beyond knowing your home was built with Berks Homes quality and care, our limited **10-year Warranty** follows the National Association of Home Builders (NAHB) guidelines and delivers peace of mind that you are covered should any issues arise during the limited terms of the warranty.

We know a new home is one of the largest purchases you will make in life and we don't take that lightly. By offering this warranty, we are promising to stand behind our construction, behind your home, and most importantly, behind you on your home ownership journey. **Your story starts here with Berks Homes!**

3335 MORGANTOWN RD
MOHNTON, PA 19540

berkshomes.com

1-877-856-6267 EXT. 4



YEAR 1 FULL COVERAGE

- Lot Grading & Drainage*
- Masonry & Concrete*
- Plumbing*
- Electrical*
- Flooring and Covering*
- Carpentry*
- Interior Walls & Trim*
- Roofing*
- Siding & Caulking*
- Cabinets & Countertops*
- Windows & Doors*
- Insulation*
- Cooling & Heating*
- Chimneys & Fireplaces*

YEARS 2-10 STRUCTURAL COVERAGE

- Columns*
- Bearing Walls & Partitions*
- Floor Systems (Structural Slabs, Joists & Trusses Only)*
- Roof Framing Members & Systems (Rafters & Trusses Only)*
- Foundation Systems & Footings*
- Load Bearing Beams*
- Girders*

